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PHASE II SUBSURFACE INVESTIGATION REPORT

2012 South Main Street

Stillwater, Oklahoma 74074

Report Date

February 13, 2024

Partner Project No.

23-430367.2

Prepared for:

First United Bank
1400 West Main Street
Durant, Oklahoma 74701



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability



February 13, 2024

David Marshall
First United Bank
1400 West Main Street
Durant, Oklahoma 74701

Subject: Phase II Subsurface Investigation Report
2012 South Main Street
Stillwater, Oklahoma 74074
Partner Project No. 23-430367.2

Dear Mr. Marshall:

Partner Assessment Corporation (Partner) is pleased to provide the results of the assessment performed at the above-referenced property. The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted at the above-referenced property.

This assessment was performed consistent with acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Summer Gell at (214) 666-6800.

Sincerely,

Partner Assessment Corporation

Daryl Hatch
Environmental Scientist

James Matthews
Senior Project Manager-Subsurface Investigation

Summer Gell
Principal

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1. Site Vicinity Map
2. Topographic Map
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2. Soil Sample Laboratory Results
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- A. Boring Logs
- B. Geophysical Survey Report
- C. Laboratory Analytical Reports

1.0 INTRODUCTION

1.1 Purpose

The purpose of the investigation was to identify the location of on-site USTs (underground storage tanks), former tankholds, and/or other associated features and to evaluate the potential impact of petroleum volatile organic compounds (PVOCs) and total petroleum hydrocarbons (TPH) to soil and/or groundwater as a consequence of a release or releases from the former on-site UST system(s).

First United Bank provided project authorization of Partner Proposal Number P23-430367.1a.

1.2 Limitations

This report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third-party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. It cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

1.3 User Reliance

Partner was engaged by First United Bank (the Addressee), or their authorized representative, to perform this investigation. The engagement agreement specifically states the scope and purpose of the investigation, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at <http://www.partneresi.com/terms-and-conditions.php>.

2.0 SITE BACKGROUND

2.1 Site Description

The subject property consists of a single parcel of land comprising 0.47 acre located on the west side of Main Street, north of its intersection with West 21st Avenue, within a rural and commercial area of Stillwater, Payne County, Oklahoma. The subject property is currently developed with two vacant single-story commercial buildings. In addition to the structures, the subject property is improved with concrete and asphalt parking areas, drainage features, a fuel dispenser island with canopy, and limited landscaping.

The subject property is bound by Stillwater Safety Range to the north; South Main Street beyond which is wooded land to the east; Robert's RV Repair to the south; and an undeveloped stormwater management area to the west. Refer to Figure 1 for a site vicinity map showing site features and surrounding properties.

2.2 Site History

Partner completed a draft *Phase I Environmental Site Assessment Report* (Phase I) for the subject property, dated December 19, 2023, on behalf of First United Bank. According to the reviewed historical sources, the subject property was formerly developed for agricultural use by 1938; developed with one apparent residential structure by 1954; developed with two apparent residential structures by 1964; developed with the current commercial structure (main building) and fuel dispenser, and the current auxiliary building by 1981 and 1995, respectively. Tenants on the subject property have included Diversified Co. (2000-2008); Battery Connections, LLC (2020-2022); Hot Rod Pawn Shop (2012); U-Haul Neighborhood Dealer (2016-2022); and Oklahoma Court Services (2020-2022).

The following recognized environmental condition (REC) was identified in the Phase I:

- According to historical information reviewed and observations made during the Phase I site reconnaissance, the subject property appears to have been historically utilized as a filling station. The Oklahoma Corporation Commission (OCC) records note the filling station as "closed" in 1987. No information pertaining to the status and operation of an UST system and/or the removal of USTs was on file with the OCC. In addition, no documentation was available indicating whether soil samples were collected and analyzed for the presence of petroleum hydrocarbon impacts. A fuel canopy and fuel dispenser islands were observed during the Phase I site reconnaissance. There is a potential that petroleum hydrocarbons may have impacted the subsurface of the subject property from the historical UST system(s). Therefore, the presence of the former filling station and presumed storage of petroleum hydrocarbons in USTs is considered a REC.

2.3 Geology and Hydrogeology

Review of the United States Geological Survey (USGS) *Stillwater South, Oklahoma* Quadrangle topographic map indicates the subject property is situated approximately 860 feet above mean sea level, and the local topography is sloping gently to the east-northeast. Refer to Figure 2 for a topographic map of the site vicinity.

The subject property is situated within the Cherokee Platform of the Central Red Bed Plains Physiographic Province. The uppermost geologic formation underlying the soils at the subject property is the Holocene Age Alluvium Formation and consists mostly of sand, silt, clay, and lenticular beds of gravel. The thickness

of the Alluvium Formation is estimated to be from about 30 to 100 feet with averages about 50 feet along major streams. Along minor streams, thickness ranges from a few feet to about 50 feet with averages about 25 feet.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of dry to wet, red-brown silty sand from the ground surface to approximately 15 feet below ground surface (bgs) followed by dry, red-brown silty clay to clay from 15 to 30 feet bgs, the maximum depth explored. Groundwater was encountered during this investigation between 14 and 16 feet bgs. Refer to Appendix A for boring logs from this investigation.

3.0 FIELD ACTIVITIES

The Phase II Subsurface Investigation scope included a geophysical survey of the subsurface to identify the location of on-site USTs, former tankholds, and/or other associated features, and the advancement of three borings (B1, B2, and B3) to collect representative soil and/or groundwater samples. Refer to Table 1 for a summary of the borings, sampling schedule, and laboratory analyses for this investigation.

3.1 Preparatory Activities

Prior to the initiation of fieldwork, Partner completed the following activities.

3.1.1 Utility Clearance

Partner notified Oklahoma 811 to clear public utility lines as required by law at least two business days prior to drilling activities. Oklahoma 811 issued ticket number 24011711172324 for the project.

3.1.2 Health and Safety Plan

Partner prepared a site-specific Health and Safety Plan, which was reviewed with on-site personnel involved in the project prior to the commencement of drilling activities.

3.2 Geophysical Survey

On January 24, 2024, Ground Penetrating Radar Systems (GPRS) conducted a geophysical survey under the supervision of Partner. The purpose of the geophysical survey was to identify USTs remaining in place and/or backfilled tankholds and clear boring locations of utilities. The geophysical survey was conducted with a Radiodetection model RD7000 electromagnetic induction (EM) equipment unit with line-tracing capabilities, and a GSSI model SIR-3000 ground penetrating radar (GPR) unit.

GPRS systematically free-traversed the property in search of USTs and cleared each proposed boring location with the aforementioned equipment. The equipment data were interpreted in real time and compiled as necessary in order to identify subsurface anomalies consistent with USTs, disturbed soil resembling backfilled tankholds, piping trenches, utility lines, and/or other subsurface conduits/features.

The geophysical survey identified an anomaly consistent with a UST tankhold to the north of the main building. Within the north and east portions of the suspected tankhold anomaly, two anomalies consistent with the size and shape of a metallic USTs were detected. In addition, an anomalous area was identified on the southern portion of the suspected tankhold anomaly; however, GPRS could not conclude the disposition of this underground feature.

Refer to Figure 3 for a map of the area surveyed and the anomalies detected during the geophysical survey. Refer to Appendix B for a copy of the geophysical survey report, which provides additional details regarding the geophysical survey equipment and methodology.

3.3 Drilling Equipment

On January 24, 2024, Partner subcontracted with Plains Environmental Services (PES, State of Oklahoma Water Well Drilling License Numbers: Drilling Pump Contractor (DPC) 0299 and Operator (OP) 0557) to provide and operate drilling equipment. PES, under the direction of Partner, advanced borings B1, B2, and

B3 with a track-mounted Geoprobe Model 6620DT direct push rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.4 Sample Locations

Borings B1 and B2 were advanced to the northwest and east of the suspected UST tankhold, respectively. Boring B3 was advanced on the west side of the fuel canopy between the two former fuel dispensers.

Refer to Figure 3 for a map indicating sample locations.

3.5 Soil Sampling

Borings B1, B2, and B3 were overlain by concrete, which was penetrated using a concrete coring attachment advanced by the direct-push drill rig. Boring B1 was advanced to a terminal depth of 30 feet bgs and borings B2 and B3 were advanced to a terminal depth of 25 feet bgs, after encountering groundwater.

Soil samples were collected using a 5-foot long by 2.25-inch outer diameter (OD) MacroCore sampler with a 5-foot long acetate liner, which was advanced by the direct-push drill rig using 5-foot long by 1.5-inch OD drill rods. The sampler was driven into the subsurface to allow undisturbed soil to enter the open MacroCore barrel and retrieved in 5-foot intervals to recover the soil-filled liners. Soil sampling proceeded as described until terminal depth was reached.

A lengthwise section of each acetate liner was removed with a splitting tool to expose the soil. The soil column was visually inspected for discoloration, monitored for odors, and classified in accordance with the Unified Soil Classification System (USCS). Select intervals were placed in sealable plastic bags and field-screened with a photoionization detector (PID) calibrated to isobutylene. No PID readings, odors, or staining was observed in borings B1, B2, or B3.

Soil depths selected for laboratory analysis were sampled directly from the liners using a disposable plastic syringe and retained in one 40-milliliter (mL) methanol-preserved volatile organics analysis (VOA) vial in accordance with United States Environmental Protection Agency (EPA) Method 5035 sampling protocol and two 40-mL unpreserved amber VOA vials. A sample was also collected by transferring soil into a laboratory-supplied, four-ounce, wide-mouth, unpreserved glass jar, which was sealed with a threaded, Teflon-lined lid. The jars were filled with soil to capacity to minimize headspace and reduce the potential for volatilization. The jars and VOA vials were labeled for identification and stored in an iced cooler.

Based on the approximate invert of the suspected subsurface features and depth to groundwater, soil samples were collected from borings B1 and B2 at 10 to 11 feet bgs and from B3 at 5 to 6 and 24 to 25 feet bgs.

3.6 Groundwater Sampling

After soil sampling to the terminal depth, groundwater samples were collected by withdrawing the drill rods from the subsurface and installing $\frac{3}{4}$ -inch diameter temporary well points within the open boreholes. Each well point consisted of a 10 to 20-foot long, 0.010-inch factory-slotted polyvinyl chloride (PVC) screen at the terminal end and blank PVC risers from the top of the screen interval to the ground surface.

Groundwater samples were retrieved from each monitoring well using a new section of $\frac{3}{8}$ -inch diameter polyethylene tubing with a check valve at the terminal end and conveyed into five 40-mL hydrochloric acid-preserved VOA vials and two 40-mL unpreserved amber VOA vials. Each vial was filled with no observable

headspace or air bubbles to minimize the potential for volatilization, labeled for identification, and stored in an iced cooler. New screens and tubing were used for each monitoring well. The risers were decontaminated between boreholes to prevent cross-contamination.

Groundwater samples were collected from temporary well points in borings B1 and B2 screened from 10 to 30 feet bgs and 15 to 25 feet bgs, respectively. The temporary well point in boring B3 was allowed to sit up to 2 hours prior to attempting to collect a groundwater sample. No measurable groundwater was detected within boring B3; therefore, a groundwater sample was not collected from this boring.

3.7 Post-Sampling Activities

Probes/temporary well points were removed from the subsurface and the boreholes were backfilled with hydrated bentonite chips following sampling activities and were capped with concrete patch to match existing ground cover after being backfilled. No significant amounts of derived wastes were generated during this investigation.

4.0 DATA ANALYSIS

4.1 Laboratory Analysis

Partner collected four soil samples and two groundwater samples on January 24, 2024, which were transported in an iced cooler under chain-of-custody protocol to Pace Analytical National (Pace National) (Oklahoma National Environmental Laboratory Accreditation Program certificate number 9915) in Mount Juliet, Tennessee, for analysis. Each soil and groundwater sample (four soil and two groundwater samples total) were analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tert-butyl ether (MTBE) via EPA Method 8260B and for TPH via Texas Commission on Environmental Quality (TCEQ) Method 1005, an Oklahoma Corporation Commission (OCC) approved method.

Laboratory analytical results are included in Appendix C and discussed below.

4.2 Regulatory Agency Comparison Criteria

Partner compared the detected soil and groundwater concentrations to the OCC Petroleum Storage Tank Division (PSTD) Action Levels listed in the OCC PSTD guidance document '*Suspicion of Release*' Guidelines which are based on the statute listed in *Title 165, Corporation Commission Chapter 25, Underground Storage Tanks Effective October 1, 2022*, which includes soil and groundwater Action Levels for BTEX and TPH.

In addition, the Oklahoma Department of Environmental Quality (ODEQ) utilizes the EPA Regional Screening Levels (RSLs) for Chemical Contaminants at Superfund Sites (most recently updated May 2023) to preliminarily evaluate sites with releases from non-petroleum storage tank sources or other hazardous waste sites. The purpose of the EPA-established RSLs is to provide users with a guidance tool for evaluating whether impacted sites pose an unacceptable risk to human health and to determine whether these sites warrant further investigation and/or site cleanup. The RSLs are used to characterize the nature and magnitude of health risk to humans from chemicals that may be present in the environment and provide standardized or default screening levels for residential and commercial/industrial exposures to soil, groundwater, and drinking water. The standardized screening levels for chemicals are based on default exposure parameters and are based on the carcinogenicity and systemic toxicity of chemicals. The EPA screening levels include RSLs for soil and drinking water and Maximum Contaminant Levels (MCLs) for groundwater. By policy, the ODEQ will generally use the most conservative level for screening purposes, typically those found in the default EPA RSL tables which utilize a target cancer risk (TCR) of 10^{-6} and a target hazard quotient (THQ) of 0.1. As such, Partner compared the soil sample MTBE analytical results to the EPA Residential Soil RBSLs with a TCR of 10^{-6} and a THQ of 1.0.

A soil-to-groundwater scenario was developed to identify concentrations in soil that have the potential to contaminate groundwater. Migration of contaminants from soil to groundwater can be characterized as a two-stage process: (1) release of contaminant from soil-to-soil leachate and (2) transport of the contaminant through the underlying soil and aquifer to a receptor well. The soil-to-groundwater scenario considers both fate and transport mechanisms. The acceptable groundwater concentration is multiplied by a dilution factor to obtain a target leachate concentration. By policy, the ODEQ utilizes a TCR of 10^{-5} and a THQ of 1.0 to generate soil-to-groundwater screening levels. Therefore, Partner also compared the soil sample MTBE analytical results to the lower of the EPA Risk-Based with a TCR of 10^{-6} and a THQ of 1.0, as recommended

in the USEPA RSL User's Guide (November 2022), Section 4.8.5, to determine if the detected impacts to soil indicate that shallow groundwater may be impacted.

Further, the ODEQ use three Tiers of TPH cleanup levels, based upon either protection of groundwater or the relative toxicity of the hydrocarbon ranges. Tier 1 is a generic cleanup level applicable to residential scenarios, and is based on protection of groundwater. Tier 2 represents cleanup levels for each of the three TPH ranges for both residential and industrial scenarios. Levels are based on the relative toxicity of the hydrocarbon ranges. Tier 3 is a site-specific scenario and includes use of TCEQ Method 1006 to determine which aliphatic or aromatic fractions are present. Partner compared the detected soil TPH concentrations to the most stringent ODEQ Tier 1 Residential Generic Cleanup Levels listed in the ODEQ guidance document *Risk-Based Levels for Total Petroleum Hydrocarbons (TPH)*, dated February 2020.

4.3 Soil Sample Data Analysis

Toluene and xylenes were detected in the analyzed soil sample from boring B2 at concentrations above the laboratory reported detection limits (RDLs), but below applicable OCC Action Levels. None of the remaining BTEX constituents or MTBE were detected at concentrations above laboratory RDLs in the soil sample analyzed from boring B2. None of the analyzed soil samples from borings B1 or B3 contained detectable concentrations of BTEX or MTBE above laboratory RDLs and laboratory RDLs were below applicable regulatory screening levels.

None of the analyzed soil samples from borings B1, B2, or B3 contained concentrations of TPH above laboratory RDLs and laboratory RDLs were below applicable regulatory screening levels.

Refer to Table 2 for a summary of the soil sample laboratory analysis results.

4.4 Groundwater Sample Data Analysis

Benzene, toluene, and xylenes were detected in one or more of the groundwater samples analyzed from borings B1 and B2 at concentrations above laboratory RDLs, but below applicable OCC Action Levels. None of the remaining BTEX constituents or MTBE were detected at concentrations above laboratory RDLs in the groundwater samples analyzed from borings B1 and B2 and laboratory RDLs were below applicable regulatory screening levels.

No analyzed groundwater samples from borings B1 and B2 contained TPH above laboratory RDLs and laboratory RDLs were below applicable regulatory screening levels.

Refer to Table 3 for a summary of the groundwater sample laboratory analysis results.

4.5 Discussion

None of the analyzed soil or groundwater samples contained concentrations of PVOCs or TPH above applicable screening levels.

Based on the results of this investigation, there is no evidence that the former on-site UST system(s) has impacted soil or groundwater beneath the subject property at reportable concentrations and/or concentrations concerning to human health. As such, no further investigation is warranted at this time.

5.0 SUMMARY AND CONCLUSIONS

Partner conducted a Phase II Subsurface Investigation at the subject property to identify the location of on-site USTs, former tankholds, and/or other associated features and to evaluate the potential impact of PVOCs and TPH to soil and/or groundwater as a consequence of a release or releases from the former on-site UST system(s). The scope of the Phase II Subsurface Investigation included a geophysical survey of the subsurface and three soil and groundwater borings. Four soil samples and two groundwater samples were analyzed for BTEX, MTBE, and TPH.

The geophysical survey identified an anomaly consistent with a UST tankhold to the north of the main building. Within the north and east portions of the suspected tankhold anomaly, two anomalies consistent with the size and shape of a metallic USTs were detected. In addition, an anomalous area was identified on the southern portion of the suspected tankhold anomaly; however, GPRS could not conclude the disposition of this underground feature.

Subsurface lithology consisted of silty sand and silty clay to clay from approximately 15 to 30 feet bgs, the maximum depth explored. Groundwater was encountered during this investigation between 14 and 16 feet bgs.

None of the analyzed soil or groundwater samples contained concentrations of PVOCs or TPH above applicable screening levels.

Based on the Subsurface Investigation, there is no evidence of a reportable release of hazardous materials to the subject property and Partner recommends no further investigation with respect to the former on-site UST system(s) at this time.

FIGURES



PARTNER

100 East California Avenue, Suite 400
Oklahoma City, Oklahoma 73104

Project Number: 23-430367.2



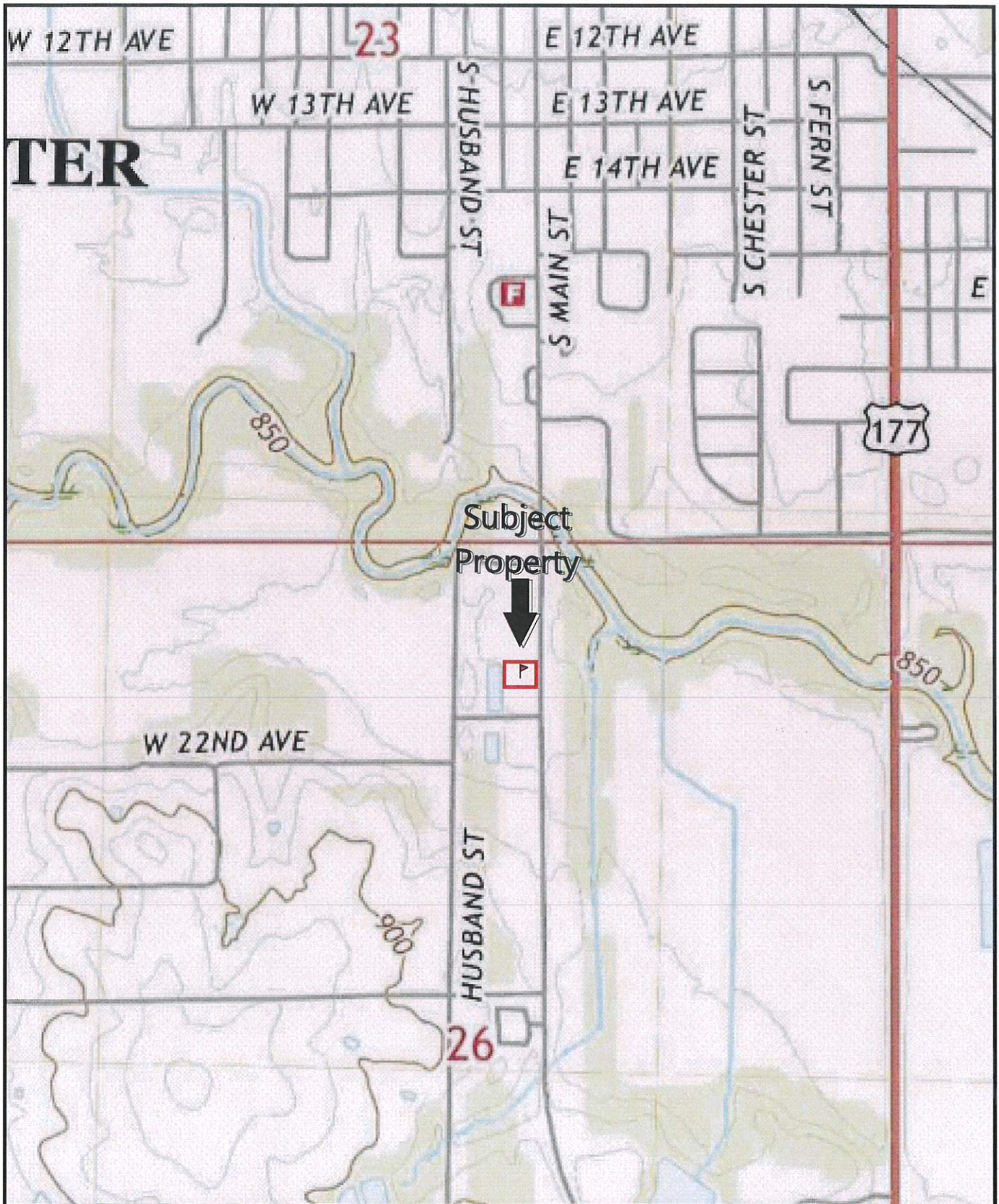
Subject Property



Legend

Site Vicinity Map

Figure	Prepared By	Date
1	D. Hatch	January 2024
2012 South Main Street Stillwater, Oklahoma 74074		



PARTNER

100 East California Avenue, Suite 400
Oklahoma City, Oklahoma 73104

Project Number: 23-430367.2



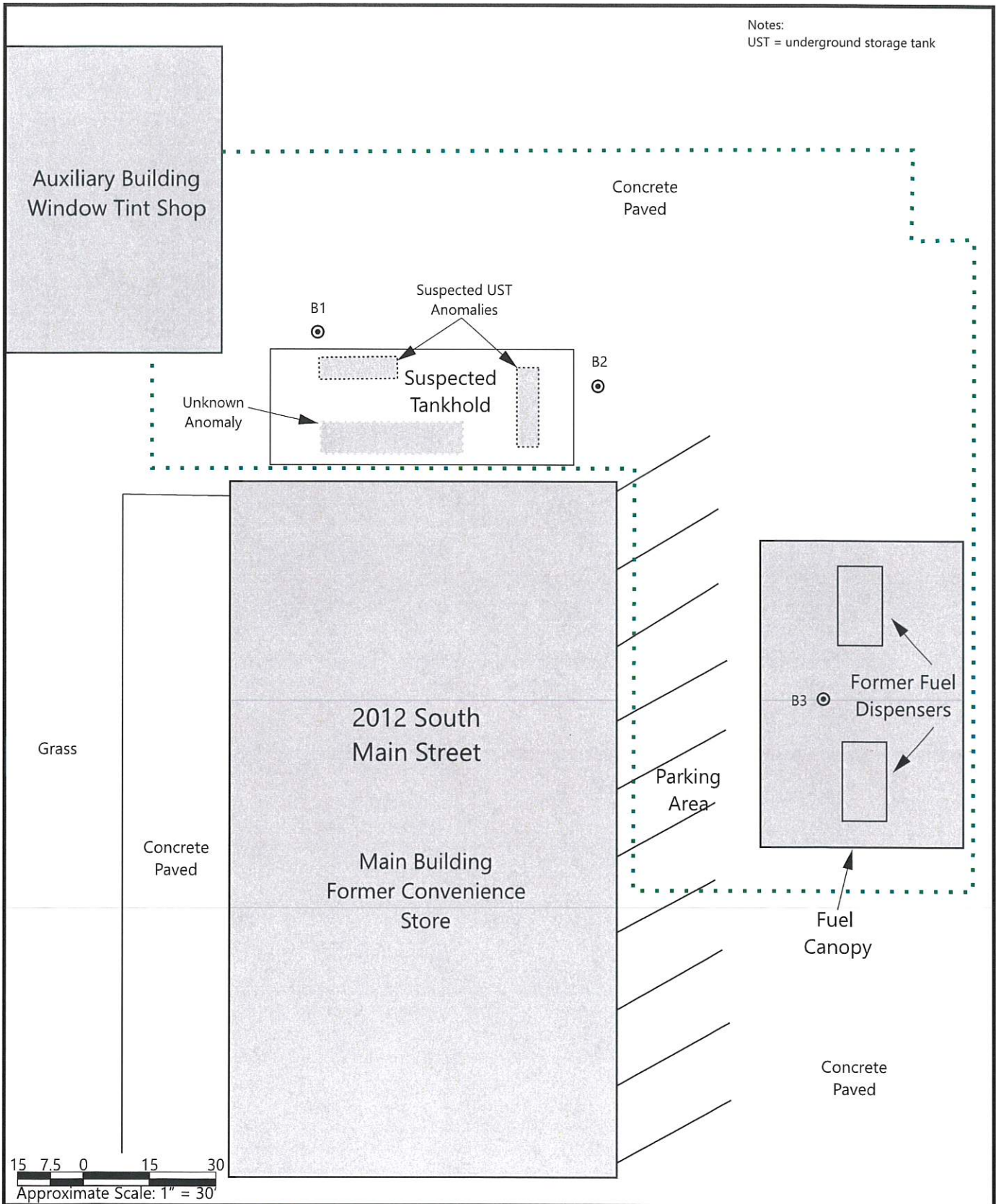
Stillwater South, Oklahoma Quadrangle
Version: 2022

Topographic Map

Figure	Prepared By	Date
2	D. Hatch	January 2024

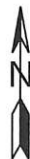
2012 South Main Street
Stillwater, Oklahoma 74074

Notes:
UST = underground storage tank



15 7.5 0 15 30
Approximate Scale: 1" = 30'

PARTNER
100 East California Avenue, Suite 400
Oklahoma City, Oklahoma 73104
Project Number: 23-430367.2



Legend

Boring Location 
Area of Geophysical Survey 

Sample Location Map

Figure	Prepared By	Date
3	D. Hatch	January 2024
2012 South Main Street Stillwater, Oklahoma 74074		

TABLES

Table 1: Summary of Investigation Scope
 2012 South Main Street
 Stillwater, Oklahoma 74074
 Partner Project Number 23-430367.2
 January 24, 2024

Boring Identification	REC/Issue	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths (feet bgs)	Target Analytes
B1	Former On-Site UST System(s)	Northwest of the suspected UST tankhold	30	Soil	10-11	BTEX, MTBE, TPH
				Groundwater	30	
B2		East of the suspected UST tankhold	25	Soil	10-11	BTEX, MTBE, TPH
				Groundwater	25	
B3		West of the former fuel dispensers	25	Soil	5-6 24-25	BTEX, MTBE, TPH

Notes:

REC = recognized environmental condition

bgs = below ground surface

UST = underground storage tank

BTEX = Benzene, Toluene, Ethylbenzene, Xylenes

MTBE = Methyl tert-Butyl Ether

TPH = Total Petroleum Hydrocarbons

Table 2: Soil Sample Laboratory Results
2012 South Main Street
Stillwater, Oklahoma 74074
Partner Project Number 23-430367.2
January 24, 2024

Analyte	OCC Action Levels	ODEQ Tier 1 TPH RBSLs	EPA Residential Soil Risk-Based RSL	EPA Soil-to-Groundwater Risked-Based RSL	B1 (10-11)	B2 (10-11)	B3 (5-6)	B3 (24-25)
BTEX and MTBE via EPA Method 8260B (mg/kg)								
Benzene	0.5	NA	NA	NA	<0.00147	<0.00121	<0.00126	<0.00148
Toluene	40.0	NA	NA	NA	<0.00736	0.00244 J	<0.00632	<0.00740
Ethylbenzene	15.0	NA	NA	NA	<0.00368	<0.00302	<0.00316	<0.00370
Xylenes	200	NA	NA	NA	<0.00956	0.00126 J	<0.00821	<0.00962
Methyl tert-Butyl Ether	NE	NA	47.0	0.00322	<0.00147	<0.00121	<0.00126	<0.00148
TPH via TCEQ Method TX 1005 (mg/kg)								
TPH C6-C12	50.0	50.0	NE	NA	<59.1	<54.8	<55.1	<59.6
TPH C12-C28	50.0	50.0	NE	NA	<59.1	<54.8	<55.1	<59.6
TPH C28-C35	50.0	50.0	NE	NA	<59.1	<54.8	<55.1	<59.6

Notes:

OCC = Oklahoma Corporation Commission

ODEQ = Oklahoma Department of Environmental Quality

TPH = Total Petroleum Hydrocarbons

RBSL = Risk-Based Screening Levels

EPA = United States Environmental Protection Agency

RSL = Regional Screening Level

BTEX = Benzene, Toluene, Ethylbenzene, Xylenes

MTBE = Methyl tert-Butyl Ether

mg/kg = milligrams per kilogram

NA = Not applicable

NE = Not established

< = not detected above the indicated laboratory reported detection limits (RDL)

Concentrations in **bold** were detected above the laboratory RDLs

J = The identification of the analyte is acceptable; the reported value is an estimate.

TCEQ = Texas Commission on Environmental Quality

Table 3: Groundwater Sample Laboratory Results
2012 South Main Street
Stillwater, Oklahoma 74074
Partner Project Number 23-430367.2
January 24, 2024

Analyte	OCC Action Level	ODEQ Tier 1 TPH RBSLs	B1-GW	B2-GW
BTEX and MTBE via EPA Method 8260B (mg/l)				
Benzene	0.005	NA	0.000631 J	0.000716 J
Toluene	1.0	NA	0.000374 J	<0.00200
Ethylbenzene	0.7	NA	<0.00100	<0.00200
Xylenes	10.0	NA	0.000290 J	<0.00600
Methyl tert-Butyl Ether	0.02	NA	<0.00100	<0.00200
TPH via TCEQ Method TX 1005 (mg/l)				
TPH C6-C12	2.0	1.0	<0.900	<0.900
TPH C12-C28	2.0	1.0	<0.900	<0.900
TPH C28-C35	2.0	1.0	<0.900	<0.900

Notes:

OCC = Oklahoma Corporation Commission

ODEQ = Oklahoma Department of Environmental Quality

TPH = Total Petroleum Hydrocarbons

RBSL = Risk-Based Screening Levels

BTEX = Benzene, Toluene,

Ethylbenzene, Xylenes

MTBE = Methyl tert-Butyl Ether

mg/L = milligrams per liter

NA = Not applicable

< = not detected above the indicated laboratory reported detection limits (RDL)

Concentrations in **bold** were detected above the laboratory RDLs

J = The identification of the analyte is acceptable; the reported value is an estimate

TCEQ = Texas Commission on Environmental Quality

APPENDIX A: BORING LOGS

Boring Identification:		B1		Page 1 of 2	
Boring Location:		Northwest of the suspected UST tankhold		PARTNER	
Site Address:		2012 South Main Street		100 East California Avenue, Suite 400	
		Stillwater, Oklahoma 74074		Oklahoma City, Oklahoma 73104	
Project Number:		23-430367.2		Date Started:	1/24/2024
Drill Rig Type:		Track-mounted GeoProbe 6620DT		Date Completed:	1/24/2024
Sampling Equipment:		Macrocore sampler with PVC liners		Depth to Groundwater (feet bgs):	14
Borehole Diameter:		2.25"		Field Technician:	D. Hatch
Depth	Sample	PID	USCS	Description	Notes
1	B1 (10-11)	0.0	SM	0'-0.5' concrete	A temporary well was installed in the open borehole Riser: 0-10 feet bgs Screen: 10-30 feet bgs Groundwater was encountered at 14 feet bgs and B1-GW was collected
2				0.5'-1' black clayey sand, very fine grain, trace moisture, friable, no odor	
3				1'-5' red-brown silty sand, very fine grain, moist, friable, no odor	
4		0.0	SM	5'-8' red-brown silty sand, very fine grain, moist, friable, no odor, very moist at 5.5'	
5					
6					
7		0.0	NR	9'-10' no recovery	
8					
9					
10		0.0	CL	10'-12' red-brown silty sand, very fine grain, moist, friable, no odor	
11					
12				12'-14' red-brown silty sandy clay, very fine grain, very moist to wet, moldable, no odor	
13		0.0	NR	14'-15' not recovered	
14					
15				15'-17' red-brown silty sandy clay, very fine grain, very moist to wet, moldable, no odor	
16		0.0	CL	17'-18' red-brown clay, lean, stiff, slightly moldable, no odor	UST = underground storage tank bgs = below ground surface PID = photoionization detector USCS = Unified Soil Classification System NR = No recovery
17					
18					
19		0.0	CL	20'-25' red-brown clay, lean, stiff, slightly moldable, no odor, calcite nodules, carbon staining	
20					
21					
22		0.0			
23					
24					
25					

Boring Identification:		B1		Page 2 of 2	
Boring Location:		Northwest of the suspected UST tankhold		PARTNER	
Site Address:		2012 South Main Street		100 East California Avenue, Suite 400	
		Stillwater, Oklahoma 74074		Oklahoma City, Oklahoma 73104	
Project Number:		23-430367.2		Date Started:	1/24/2024
Drill Rig Type:		Track-mounted GeoProbe 6620DT		Date Completed:	1/24/2024
Sampling Equipment:		Macrocore sampler with PVC liners		Depth to Groundwater (feet bgs):	14
Borehole Diameter:		2.25"		Field Technician:	D. Hatch
Depth	Sample	PID	USCS	Description	Notes
26		0.0	CL	25'-30' red-brown clay, lean, stiff, slightly moldbale, no odor, some carbon staining, trace grey silt at depth	A temporary well was installed in the open borehole
27					Riser: 0-10 feet bgs
28		0.0			Screen: 10-30 feet bgs
29			CL		Groundwater was encountered at 14 feet bgs and B1-GW was collected
30		0.0			
31					Boring was terminated at a drilling depth of 30 feet bgs. Groundwater was encountered and a temporary well was set and sampled. Backfilled with hydrated bentonite and native and capped with concrete patch after sampling.
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					UST = underground storage tank
49					bgs = below ground surface
50					PID = photoionization detector
					USCS = Unified Soil Classification System
					NR = No recovery

Boring Identification:		B2		Page 1 of 1	
Boring Location:		East of the suspected UST tankhold		PARTNER	
Site Address:		2012 South Main Street		100 East California Avenue, Suite 400	
		Stillwater, Oklahoma 74074		Oklahoma City, Oklahoma 73104	
Project Number:		23-430367.2		Date Started:	1/24/2024
Drill Rig Type:		Track-mounted GeoProbe 6620DT		Date Completed:	1/24/2024
Sampling Equipment:		Macrocore sampler with PVC liners		Depth to Groundwater (feet bgs):	16
Borehole Diameter:		2.25"		Field Technician:	D. Hatch
Depth	Sample	PID	USCS	Description	Notes
1	B1 (10-11)	0.0	SM	0'-0.5' concrete	A temporary well was installed in the open borehole Riser: 0 - 15 feet bgs Screen: 15-25 feet bgs Groundwater was encountered at 16 feet bgs and B2-GW was collected
2				0.5'-4' red-brown silty sand, grey silt, friable, slight moisture, no odor	
3					
4		NR	4'-5' not recovered		
5		CL	5'-6' red-brown silty clay, ~30% silt, very moist, no odor, molable		
6		0.0	CL	6'-7' brown silty clay, wet, moldable, fat, no odor	Boring was terminated at a drilling depth of 25 feet bgs. Groundwater was encountered and a temporary well was set and sampled. Backfilled with hydrated bentonite and native and capped with concrete patch after sampling.
7		SM	7'-8' red-brown silty sand, grey silt, friable, slight moisture, no odor		
8		0.0			
9		NR	9'-10' not recovered		
10		0.0	SM	10'-13' red-brown silty sand, grey silt, friable, slight moisture, no odor	
11					
12		0.0			
13		ML	13'-14' brown clayey silt, ~30% clay, moist, moldable, slightly friable, no odor		
14		NR	14'-15' not recovered		
15				15'-16' red-brown silty sand, very fine grain, slight moisture, friable, no odor	
16	0.0	CL	16'-20' red-brown silty clay, wet moldable, fat, not odor		
17					
18	0.0				
19					
20	0.0	CL	20'-25' red-brown clay, wet, moldable, no odor		
21					
22	0.0				
23					
24	0.0				
25					
				UST = underground storage tank bgs = below ground surface PID = photoionization detector USCS = Unified Soil Classification System NR = No recovery	

Boring Identification:		B3			Page 1 of 1		
Boring Location:		West of the former fuel dispensers			PARTNER		
Site Address:		2012 South Main Street			100 East California Avenue, Suite 400		
		Stillwater, Oklahoma 74074			Oklahoma City, Oklahoma 73104		
Project Number:		23-430367.2			Date Started:	1/24/2024	
Drill Rig Type:		Track-mounted GeoProbe 6620DT			Date Completed:	1/24/2024	
Sampling Equipment:		Macrocore sampler with PVC liners			Depth to Groundwater (feet bgs):	Not Encountered	
Borehole Diameter:		2.25"			Field Technician:	D. Hatch	
Depth	Sample	PID	USCS	Description	Notes		
1	B3-5-6	0.1	SM	0'-0.5' concrete	A temporary well was installed in the open borehole Riser: 0 - 15 feet bgs Screen: 15-25 feet bgs Groundwater was not encountered at 25 feet bgs		
2				0.5'-1.5' red-brown silty sand, very fine grain, slight moisture, friable, no odor			
3				1.5'-5' not recovered			
4		0.2	SM	5'-7' red-brown silty sand, very fine grain, slight moisture, friable, no odor	Boring was terminated at a drilling depth of 25 feet bgs. Measurable groundwater was not encountered. Backfilled with hydrated bentonite and native and capped with concrete patch after sampling.		
5							
6							
7		0.0	NR	8'-10' not recovered			
8							
9							
10		0.0	SM	10'-14' red-brown silty sand, very fine grain, slight moisture, friable, no odor			
11							
12							
13		0.0	NR	14'-15' not recovered			
14							
15							
16	B3-24-25	0.0	CL	19'-20' brown clay, lean, stiff, hard, no moisture, no odor	UST = underground storage tank bgs = below ground surface PID = photoionization detector USCS = Unified Soil Classification System NR = No recovery		
17							
18		0.0	CL	20'-22' brown silty clay, fat, wet, moldable, no odor			
19							
20		0.0	CL	22'-23' red-brown clayey silt, slightly moldable, friable			
21							
22		0.0	CL	23'-25' brown clay, lean, stiff, hard, no moisture, no odor			
23							
24		0.0	CL				
25							